

King County Juvenile Court Replacement - Project Overview

What is the Youth Services Center?

Comprised of 3 buildings, the Youth Services Center (YSC) provides juvenile justice and family law services to King County residents. In 2011, approximately 3700 cases were handled by 5 judges and 2 commissioners at juvenile court.

Case Type	Description
• Dependency	Child abandonment, abuse, neglect, and resolution of guardianship.
• "Becca Bill" Cases:	State laws named for 13-year-old runaway murdered in Spokane in 1993.
• Truancy	Repeated skipping of school.
• At Risk Youth	Care, custody, and control of children with behavioral challenges.
• Child in need of services (CHINS)	Temporary placement of children outside the home due to serious child-parent conflict with a goal of reunification.
• Juvenile Offender	Cases involving youth under 18 years accused of an offense that would be considered a crime if committed by an adult.

These types of cases are among the most stressful for youth and families involved in our justice system. Judicial officers are required to decide extremely contentious and personal issues such as whether a child should be removed from their home or whether a minor should be detained for committing an offense. The decisions made here have a lasting impact on both the youth and the family as a whole. As a result, emotions run high and conflicts can and do erupt.

Since 2008, replacement of the YSC has been identified as the county's highest priority capital project.

Building	Construction Date	Occupants	Condition
Alder Tower	1972	Courtrooms, Judges' chambers, PAO, AG, Public Defense, Juvenile Detention Administration	In severe disrepair.
Alder Wing	1952; renovated 1972	Juvenile court, Seattle Alder Academy (alternative education program for both in custody and other students), records storage.	In severe disrepair. Most space is underutilized because walls, floors, ceilings, plumbing, HVAC, and electrical need replacement.
Youth Detention Facility	1991	Youth in short term custody, detention services, including recreation, gym, health clinic, and Seattle Detention School.	Major mechanical systems need repair/upgrading. Facility layout not conducive to efficient and secure transport of youth to court.

Untenable Maintenance Costs – over \$20 million in deferred basic maintenance needed.

The Alder Wing and Tower, constructed in 1952 and 1972 respectively, have long been considered past the end of their useful life. The electrical, plumbing and HVAC systems servicing these buildings have been deemed beyond repair and the cost of replacing these systems alone exceeds \$20 million. Stress on the aged facility was increased by the December storm of 2006 that flooded the lower level of the

buildings and detention, causing extensive damage and the need for remediation work to address the presence of mold.

In 2006, the Alder Wing and Tower were placed on King County's facility "watch list", effectively suspending any further investment in major maintenance except for life, health and safety needs. King County's Facilities Management Division (FMD) has determined that it would be more cost effective to replace the current facility than to continue to invest in the existing infrastructure. Reported problems with the facility include:

- Cold water lines produce brown water.
- Hot water has been shut off to lower floors due to significant leakage.
- Drainage problems persist with water seeping through exterior walls.
- HVAC does not work on the 4th and 5th floors of the building.
- Sewer gases permeate the lower levels due to plumbing problems.
- The detention facility has leaking water and temperature problems.

Current Space at YSC creates Safety, Privacy, and Other Concerns.

- The facility is not equipped to address safety concerns arising from cases involving families and children – these highly emotional cases pose the greatest threat for violence among all court case types.
- Courtrooms and waiting areas are undersized and crowded, resulting in a noisy, hectic, confusing, and stressful environment.
- Lack of space for attorneys and case workers to meet with clients, forces families to discuss sensitive matters in public hallways.
- No on-site childcare results in children being exposed to high conflict, inappropriate courtroom scenes.
- No on-site court space for screening, assessment, or provision of chemical dependency, mental health, anger management, and supervised visitation services that are required in many juvenile court cases.

YSC Replacement Supported by the Council and 3 Executives:

"The King County Council, the Superior Court, and I have recognized that the current Youth Services Center facility...is in significant decline. The building poses both increasing public safety risks and escalating maintenance costs and should be replaced as soon as possible. Even in today's challenging fiscal environment, replacement of the YSC must be a priority for King County." – Executive Dow Constantine, April 16, 2010.

"There is a desperate need to replace the Alder Tower and Wing of the YSC ... the Alder Tower and Wing have reached the end of their useful lives...Both the Alder Tower and Wing have been on the Space Plan "watch list" for building replacement since 2006. I recommend replacement of the Alder Tower and Alder Wing." – Executive Kurt Triplett, May 12, 2009.

"The Alder Tower and Wing portion of the YSC has for some time been slated as one of my top priorities for revitalization...Our goal is to expeditiously develop a plan that replaces the Alder Tower and Wing in a manner that balances the very compelling need for a new facility with the significant county budget constraints and other competing criminal justice needs." – Executive Ron Sims, June 12, 2008.

Planning Efforts for Replacement

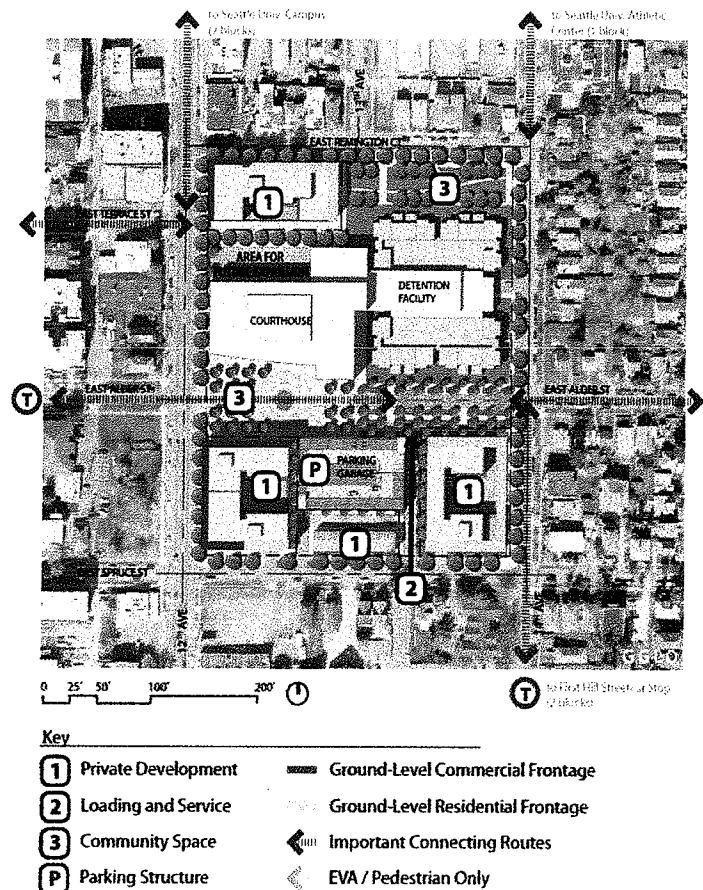
Over the past seven years King County has spent approximately \$3.2 million for planning efforts related to the replacement of the Alder Wing and Tower including:

- Site Master Plan – Arai Jackson Report (2005)
- Targeted Juvenile and Family Law Operational Master Plan (2006)
- Targeted Juvenile and Family Law Facilities Master Plan (2009)
- Children and Family Justice Center Pre-Design Report (2010)

Current Alder Site Configuration



Proposed Alder Site Configuration



Facility Replacement Program and Costs

- Projected cost: \$208 million (9 years of debt service)
- Build what is needed in the near term – 10 courtrooms, smaller detention facility. Designed to allow for expansion in future years as needed.
- Increase operational efficiency by consolidating all north County dependency matters in one location.
- Improve energy costs/building maintenance costs in both courthouse and detention facilities. Projected annual savings in excess of \$1 million result from more efficient building systems.
- Improved detention facility design will allow for more efficient staffing, while increasing safety and security in detention for youth and staff.
- Reconfiguration of court/detention location on Alder site will allow for sale of unused parcels to defray project costs.
- Improved site layout will contribute to a better integration into the surrounding community.

CHILDREN AND FAMILY JUSTICE CENTER: FINANCIAL OVERVIEW

Proposed Ordinance 2012-0094 would place a proposition on the August 7, 2012 ballot authorizing a nine-year property tax levy lid lift of \$0.07 per \$1,000 of assessed valuation to fund replacement of the Youth Services Center. The total cost of the project is anticipated to be in the range of \$208 million, costing the median homeowner in King County around \$25 per year. In contrast to earlier concepts, the current proposal involves replacement of all three buildings and parking facilities. By replacing all facilities on the site, the County can reduce its footprint site and maximize the amount and value of property that could be sold.

Project Scope, Schedule and Budget:

- **Scope:** 10 courtrooms, 154-bed detention facility, and 440 parking stalls.
- **Schedule:** Design/Permitting complete (2015); Construction complete (2019)
- **Budget:** The proposed project budget (incl. inflation) totals \$207,800,000.
- **Staffing Costs** can likely be reduced by \$600,000 annually in ongoing costs (9 FTE) due to improved detention design.
- **Residual Land Value** est. \$16.5 million by moving court/detention complex to middle of site, thus maximizing site development potential.

